Karen Johnson Davidson County
Batch# 955893 DEEDWARR
12/28/2022 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20221228-0133285

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 22ND day of December, 2022.

Notary Public

My commission expires: 1/6/25

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua Wysor	**United Wholesale Mortgage, LLC**	**135-08-0A-737.00**
737 Longhunter Court	**PO Box 202028**	
Nashville, TN 37217	**Florence, SC 29502-20278**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gene C. Howe, Trustee of the Gene C. Howe Revocable Living Trust**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Wysor, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 737 Longhunter Court, Nashville, TN 37217, County of Davidson

Unit No. 737 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime, established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, said Register's Office.

Being the same property previously conveyed to Gene C. Howe by Warranty Deed from Merrill Lynch Relocation Management, Inc., dated 09/28/1981 and recorded 10/01/1981 in Book 5801, Page 820, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gene C. Howe, Trustee of the Gene C. Howe Revocable Living Trust, by Settlor's Deed to Trust from Gene C. Howe, dated 07/20/2012 and recorded 07/24/2012 in Instrument No. 20120724-0064988, Register's Office for Davidson County, Tennessee. Certificate of Trust of record in Instrument No. 20120712-0061444, said Register's Office.

Tax Map/Parcel ID: 135-08-0A-737.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 737 Longhunter Court, Nashville, TN 37217.

LTE File No.: 22-1865TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13 day of December, 2022.

the Gene C. Howe Revocable Living Trust

Gene C. Howe, Trustee

Gene C. Howe, Trustee

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~DAVIDSON~~ BALDWIN

On this 13th day of December, 2022, before me personally appeared **Gene C. Howe**, who upon oath, acknowledged himself to be the **Trustee** of **the Gene C. Howe Revocable Living Trust**, the within named bargainor, a trust, and that he as **Trustee**, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and acknowledged that such persons executed the same as such person's free act and deed, by signing his name as **Trustee** of **the Gene C. Howe Revocable Living Trust**.

Witness my hand and official seal at office this ~~15th~~ 13th day of December, 2022.

Notary Public

Commission Expiration: 01/07/2023

CLARIZA RAWLS
COMM. EXP.
NOTARY
PUBLIC
JANUARY 07, 2023
ALABAMA STATE AT LARGE

LTE File No.: 22-1865TN

Tennessee Certification of Electronic Document

I, Jessica Gebhart, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/22/22 (date of document).

Jessica Gebhart
Affiant Signature

12/22/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of December, 2022

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

